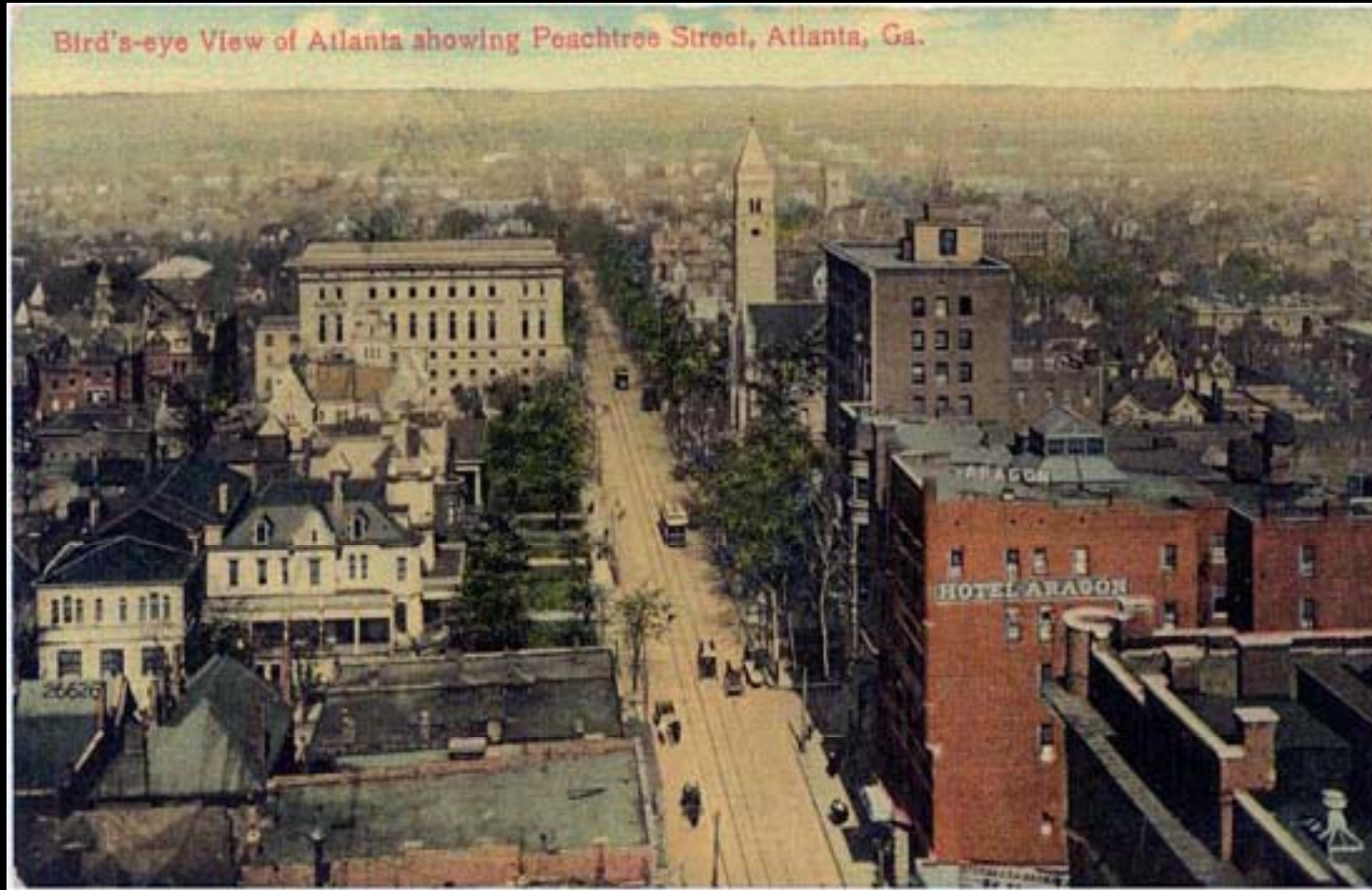


An aerial photograph of a city grid, likely New York City, showing a river (the Hudson River) and a bridge (the George Washington Bridge) crossing it. The map is in grayscale and shows a dense urban layout with streets, buildings, and parks. The text "Mixed-Use" and "Defining and Describing Mixed-Use" is overlaid in white.

Mixed-Use

Defining and Describing Mixed-Use

Our historical understanding of mixed-use

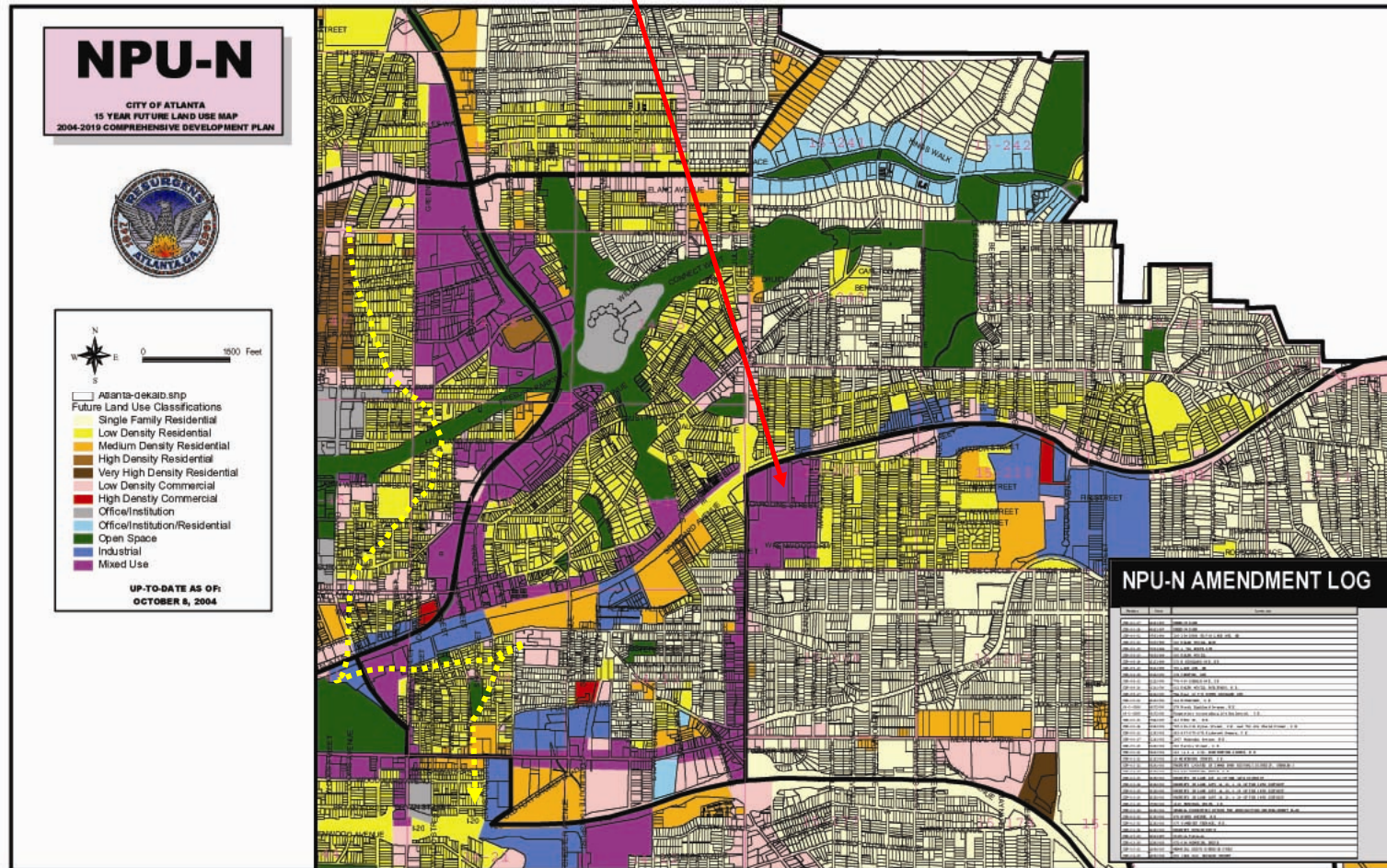


September 21, 2006

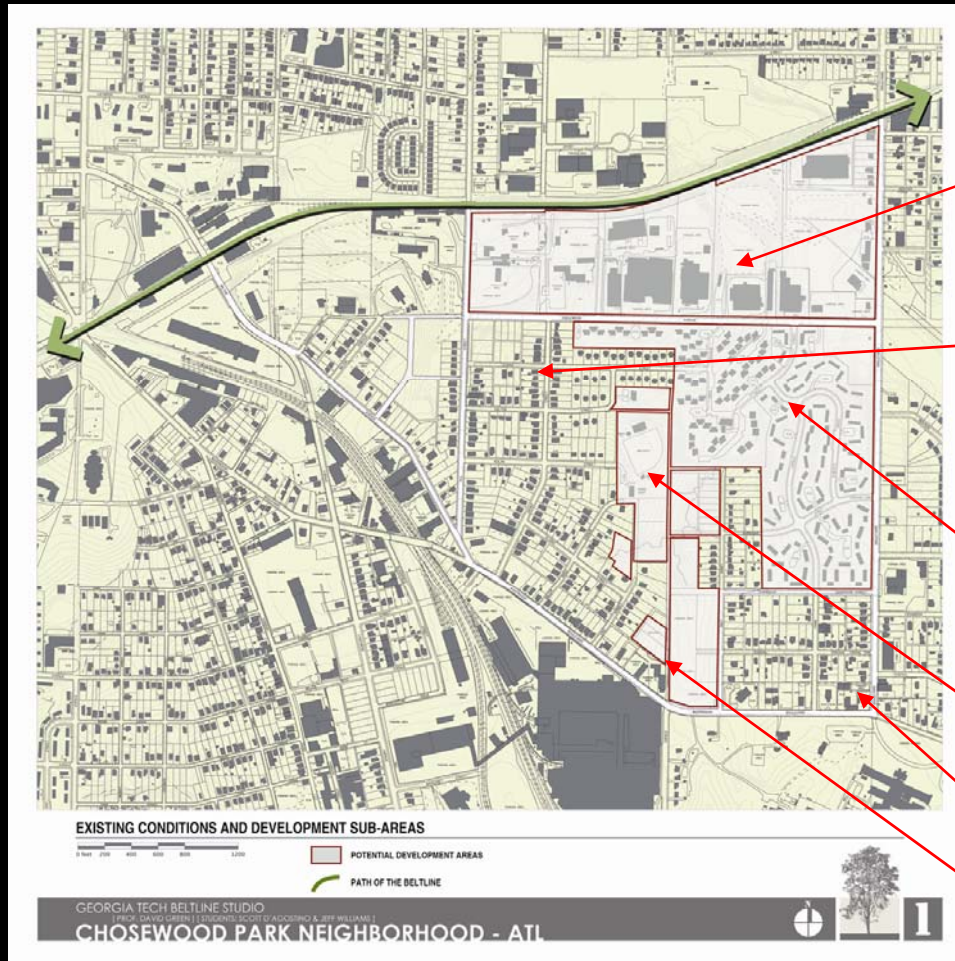
Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Mixed-use land use designation



The City of Atlanta Comprehensive Development Plan.
A broad concept of mixed use



Current Industrial

Current Single-Family

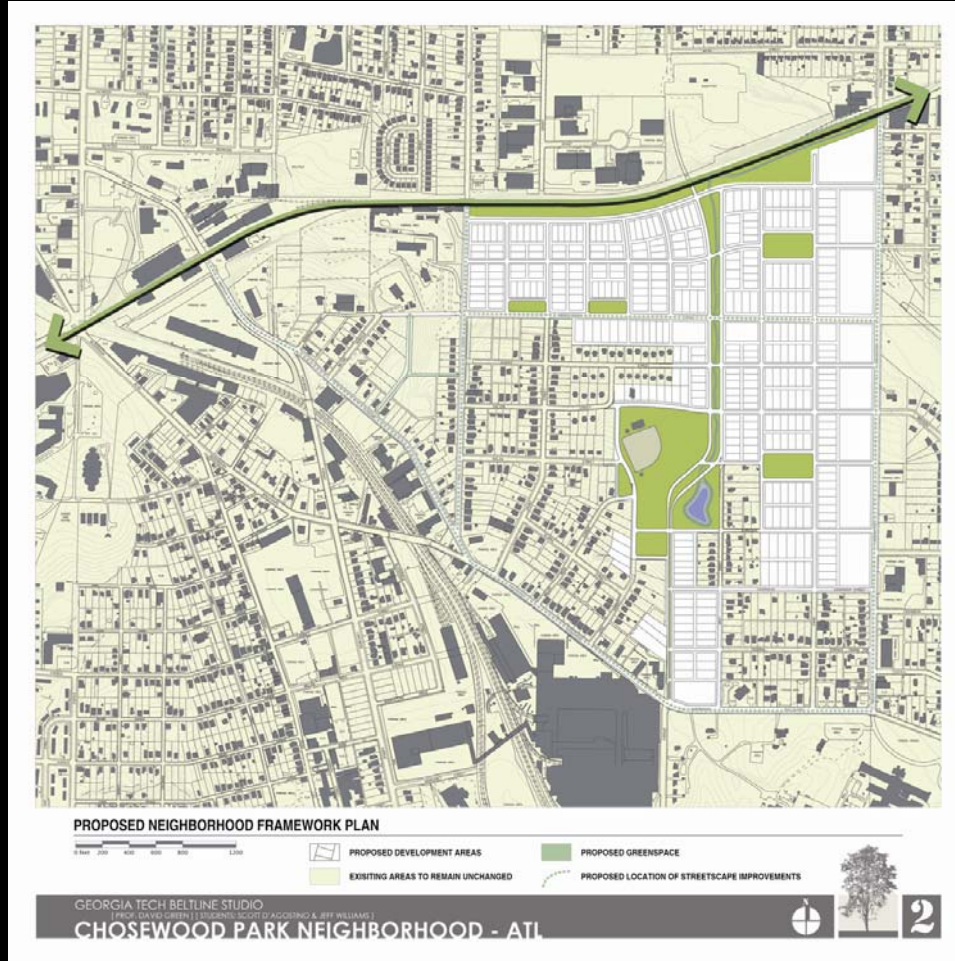
Current Multi-family

Current Park

Current Commercial

Current Parking

Mixed-Use at the neighborhood level

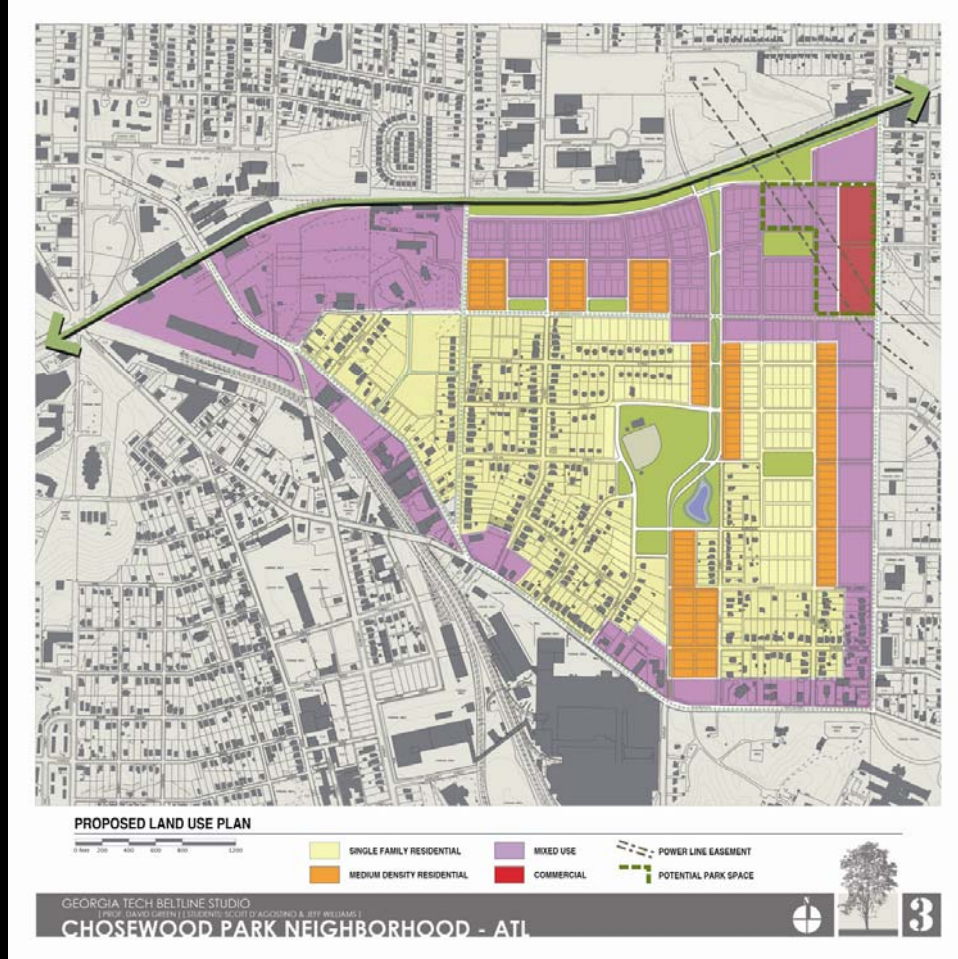


Reconfiguration of the Block and Parcel Layout

September 21, 2006

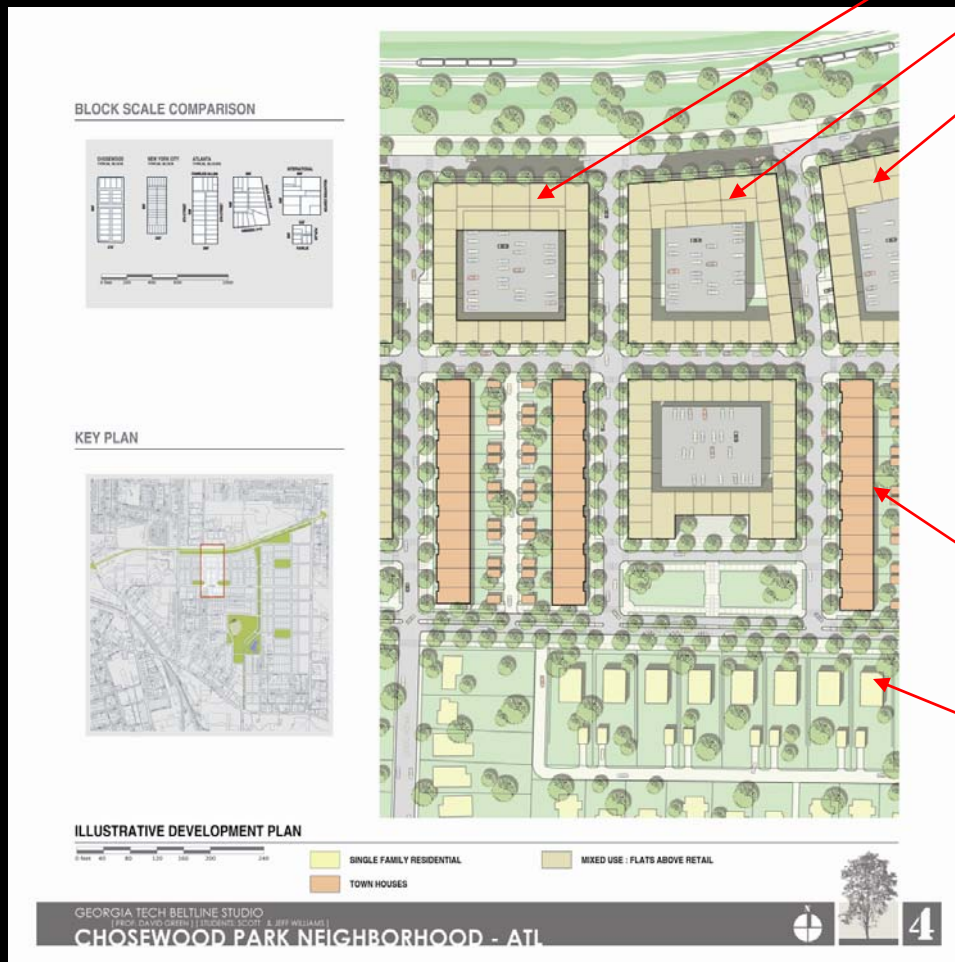
Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

Land Use Overlay



September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix



Retail over Office

Retail over Residential

'Mixed-Use'

Townhomes

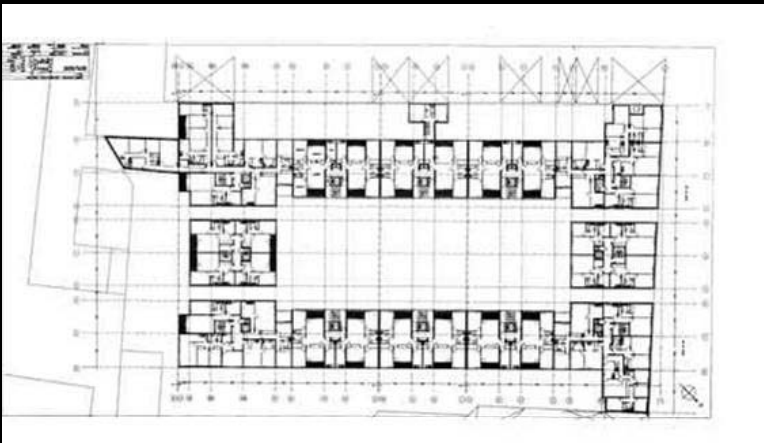
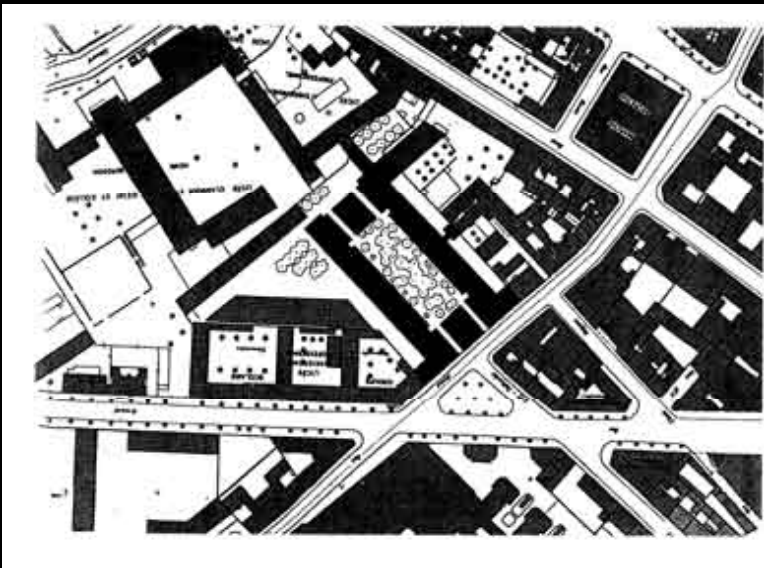
Single Family

September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Potential Development Plan



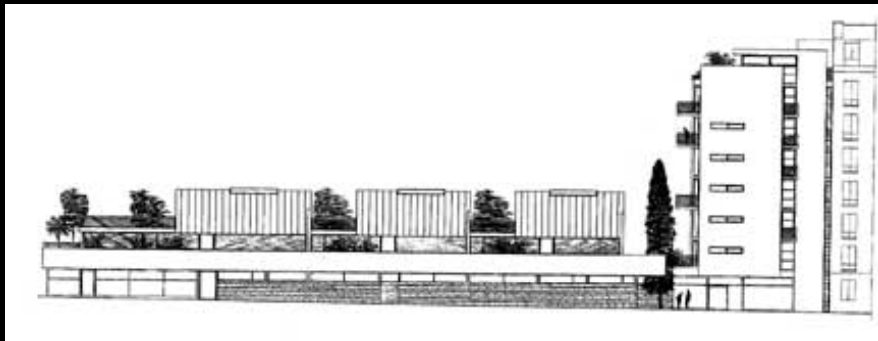
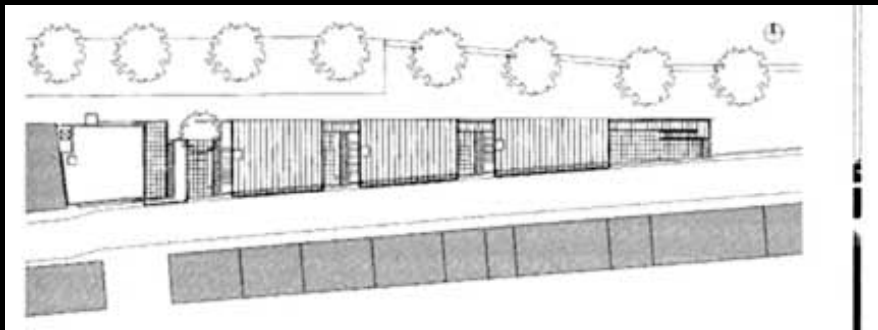
Mixed-Use in Paris

Project	De Meaux
Architect	Piano, Renzo, Building Workshop
City	Paris
Country	France
Address	64, rue de Meaux, (19th)
Building Type	Courtyard Perimeter block, infill Slab, point-access
Number of Dwellings	220
Date Built	1991
Dwelling Types	40 diff. types of flats, typically 2-3 bra. flats
No. Floors	5
Section Type	flats
Exterior Finish Materials	precast concrete, terra cotta, metal windows and blinds
Construction Type	R-C frame w/precast conc. ext. cladding with glass inserts
Ancillary Services	balconies, a few shops along the street

September 21, 2006

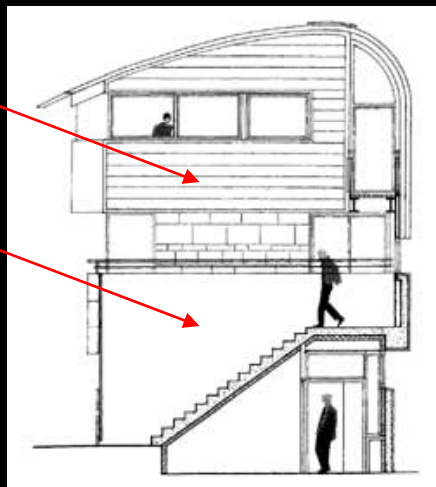
Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix



Residential

Office



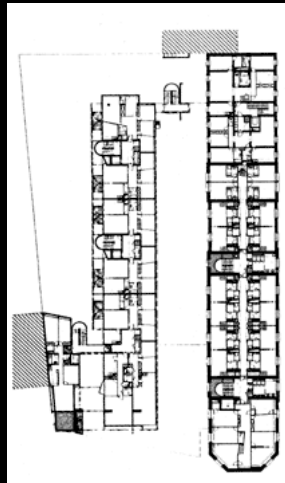
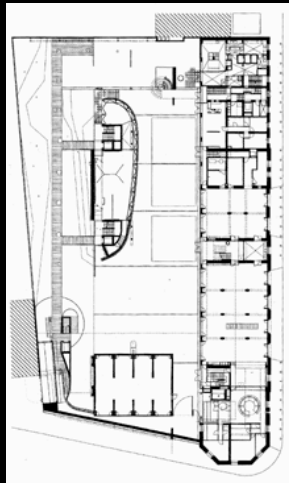
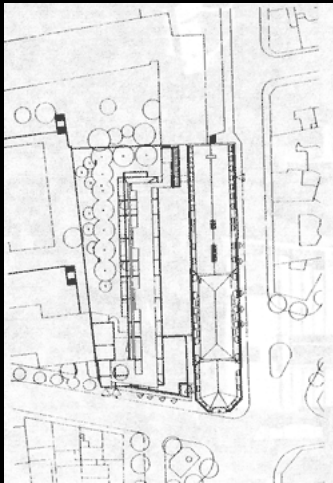
Mixed-
Use in
Paris

Project	Boulevard Ney Studios/Apartments
Architect	Leboucq, Patricia
City	Paris
Country	France
Address	156-63 blvd. Ney (18th)
Building Type	Row house Tower
Number of Dwellings	12
Date Built	1998
Dwelling Types	flats (9)/ duplexes (3)
No. Floors	3
Section Type	9 flats/3 maisonettes
Exterior Finish Materials	stone, stucco, glass, steel
Construction Type	RC frame
Ancillary Services	office space at grade

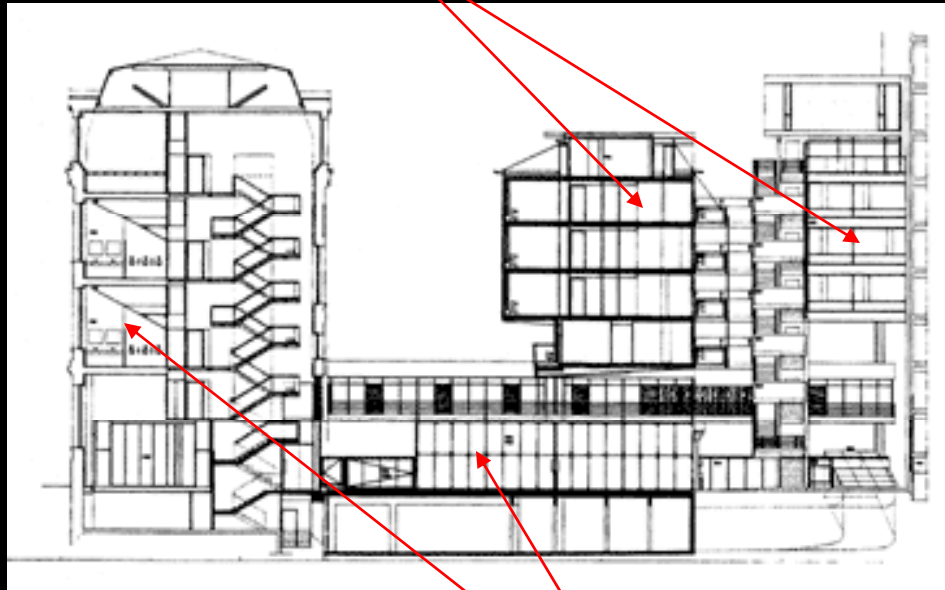
September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix



Residential



Fire Department
Office

Mixed-
Use in
Paris

Project	Saint-Fargeau Firemen's Housing
Architect	Brossy, Vincent
City	Paris
Country	France
Address	Place Saint Fargeau/Ave. Gambetta (20th)
Building Type	Perimeter block, corner Perimeter block, courtyard Perimeter block, infill
Number of Dwellings	45
Date Built	1997-2000
Dwelling Types	2.3 & 4 BR flats
No. Floors	8
Section Type	flats
Exterior Finish Materials	steel, concrete, perforated metal panels, glass,
Construction Type	Steel Frame
Ancillary Services	firestation functions, basement parking

September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

ffⁱ $\Gamma_{R^{2/3}1/3} - \pm - 7/8 \in 0/000/00 - \in N_L 5/8 L_F$



Metropolitan Avenue

Atlanta, Georgia
3 Acres
110 Units
15 Town homes
12,000 sf retail



September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Live-Work



September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Live-work / Residential Residential



Residential
Live-work



240 North Highland
Atlanta, Georgia
6 Acres
263 Units
25,500 sq ft retail

Street-Level Retail.
Residential above
Restaurant

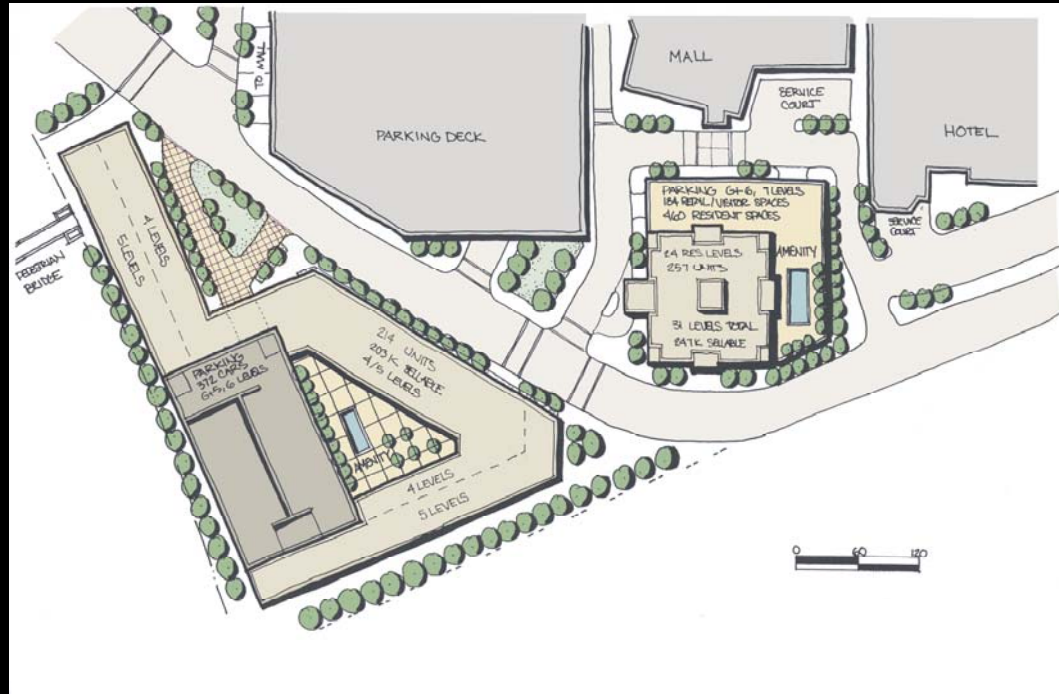
September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

$$\square^{5/8} 1/8^{0/00} 1/3 \in N^{5/8} 3/8 - \in N_L^{5/8} L_F$$



Existing Mall Site
Atlanta, Georgia



September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

$$-\Gamma_R^{1/2} - 7/8 \in^{5/8} 00^{3/8} - \in^N_L^{5/8} L_F$$



Lakewood Mixed Use – Existing Industrial Facility

Atlanta, Georgia

39 Acres

700 Apartments

41 Town homes

56 Single-family homes

20,000 sf retail



September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Addressing the Street

entry @ w. peachtree st

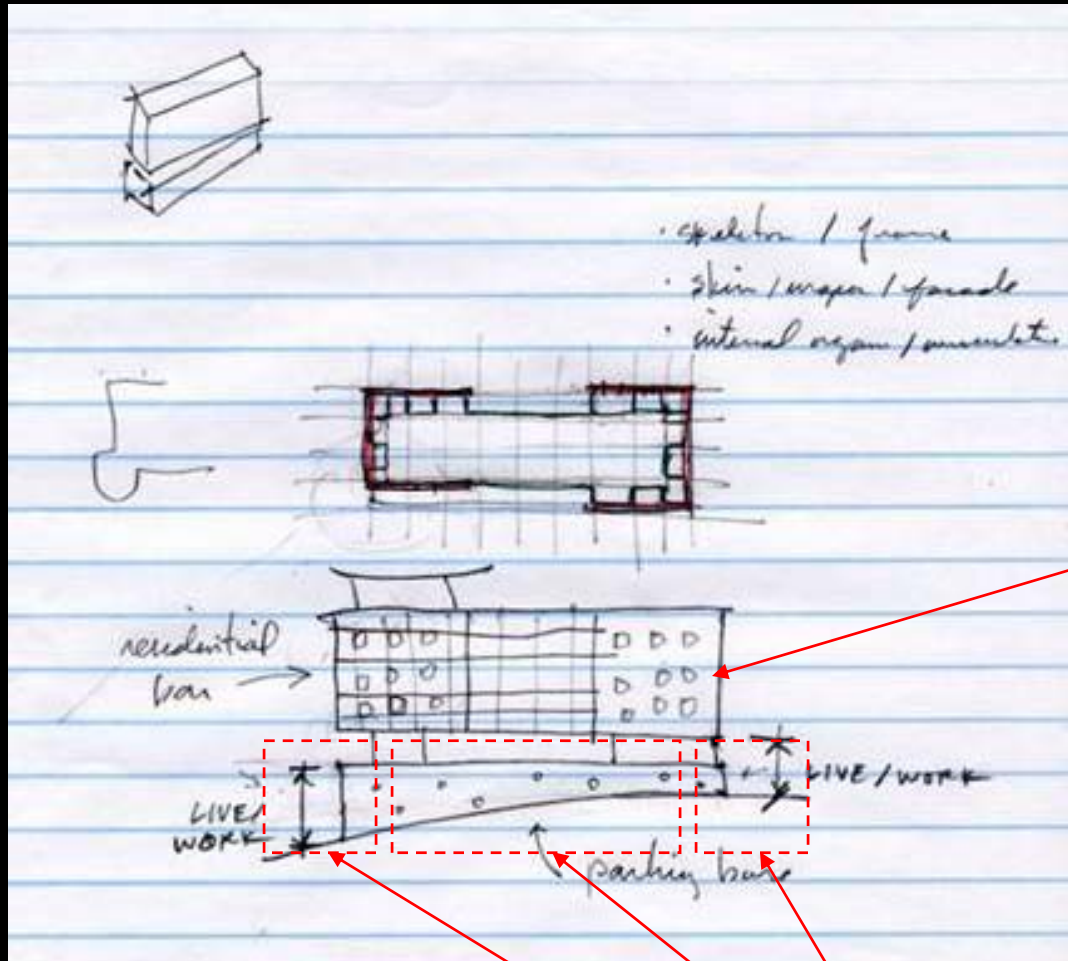


entry @ spring st



the articulation of 'front' can be accomplished using many different methods as long as the basic syntax of the constituent elements follow the grammar of the city:

street - sidewalk - front - threshold - interior/public - private

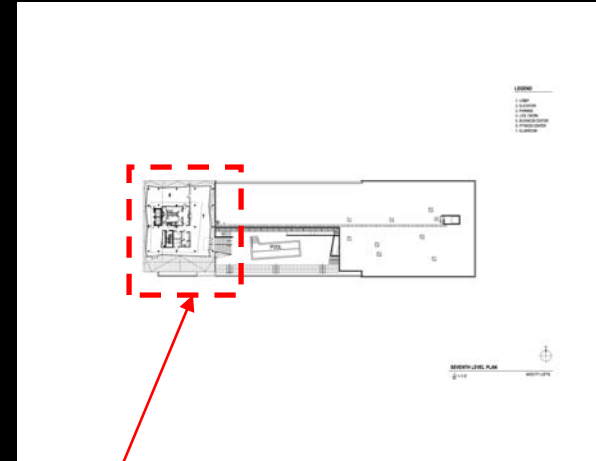
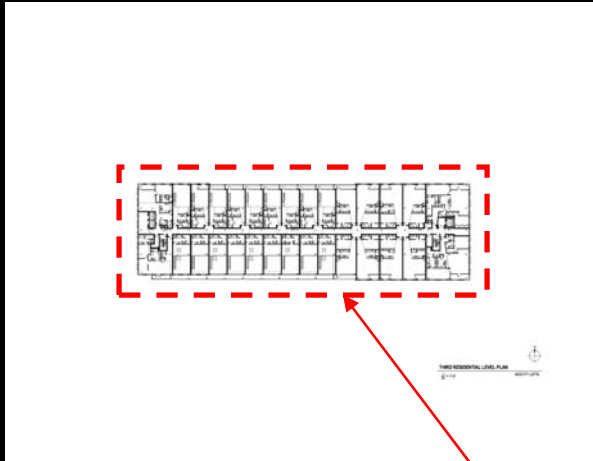
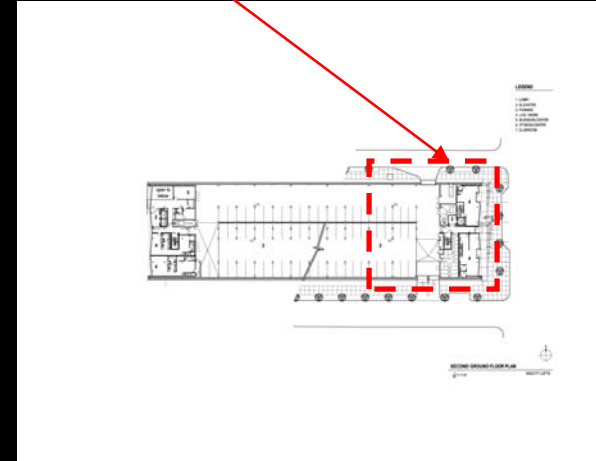
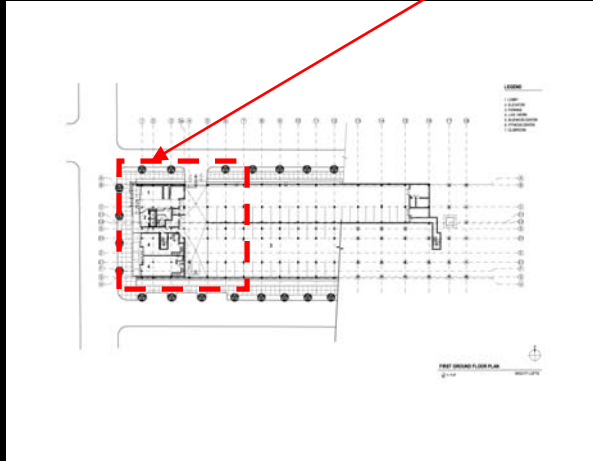


Residential

Retail
Parking
Retail

MidCity Lofts
Atlanta, GA

Retail / Parking



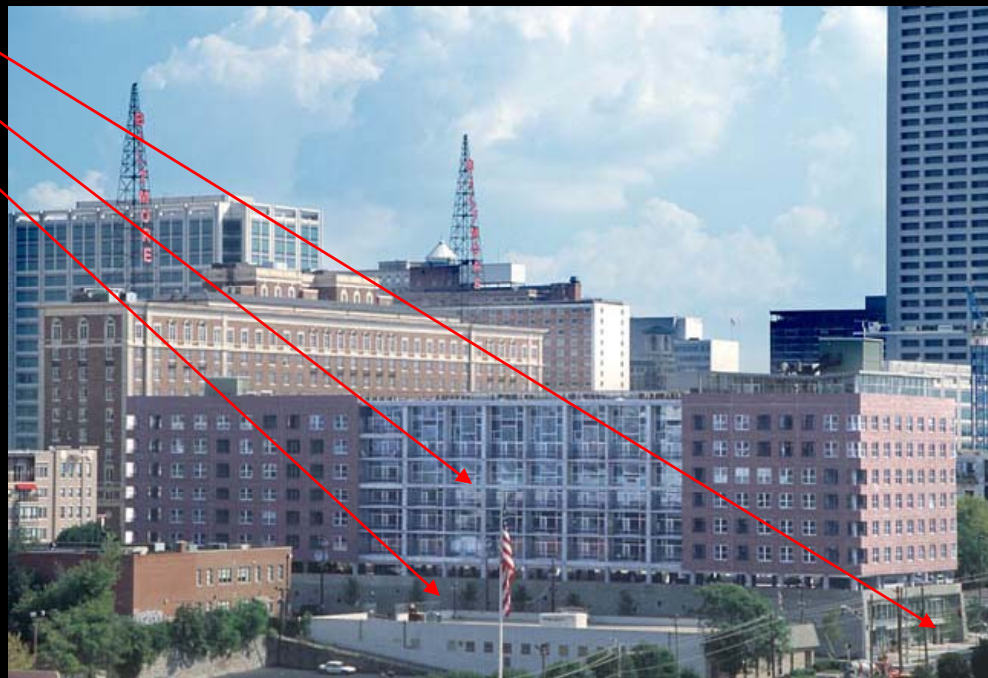
Assembly
Residential

September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

MidCity Lofts
Atlanta, GA

Retail
Residential
Parking



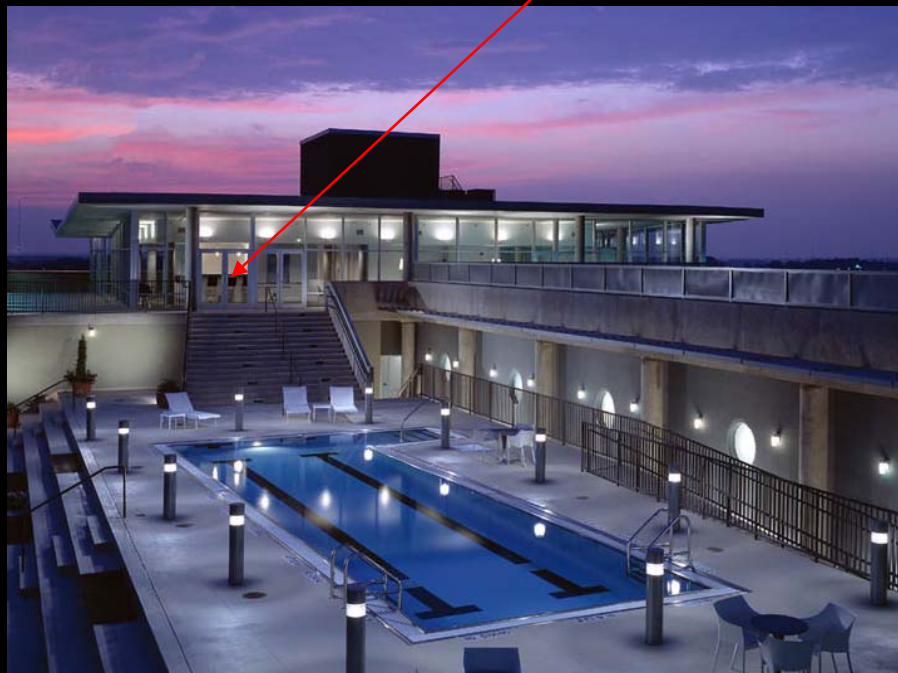
September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

MidCity Lofts
Atlanta, GA

Assembly
Live-Work



Lobby / Retail

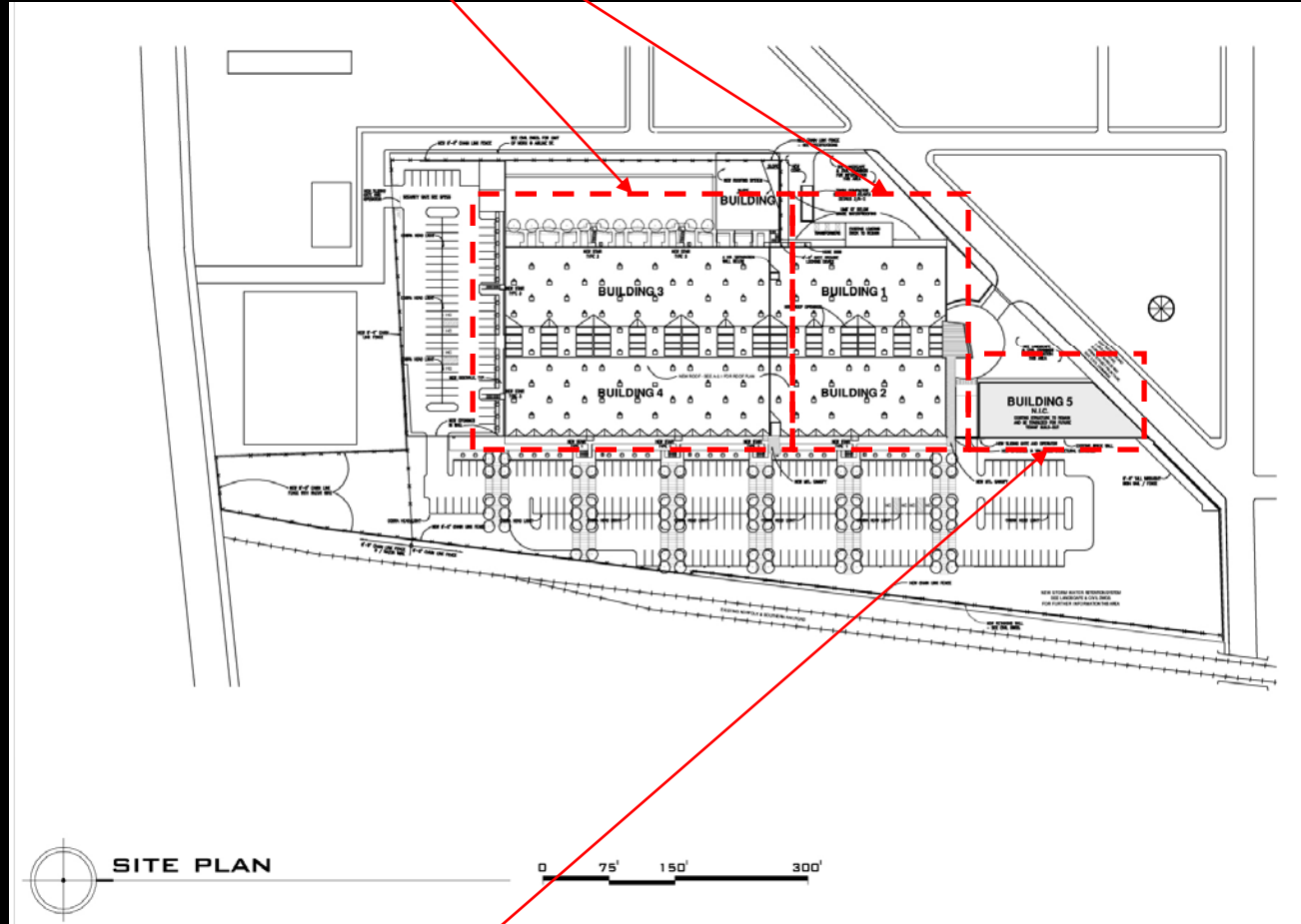


September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Retail / Office
Residential



Theater

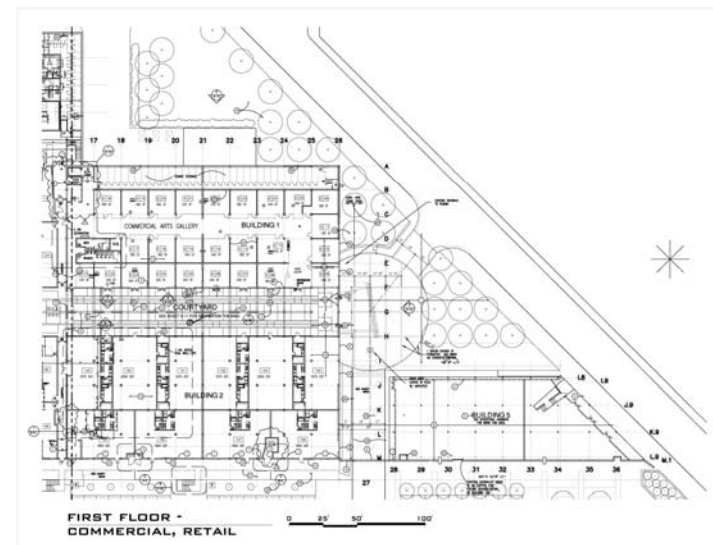
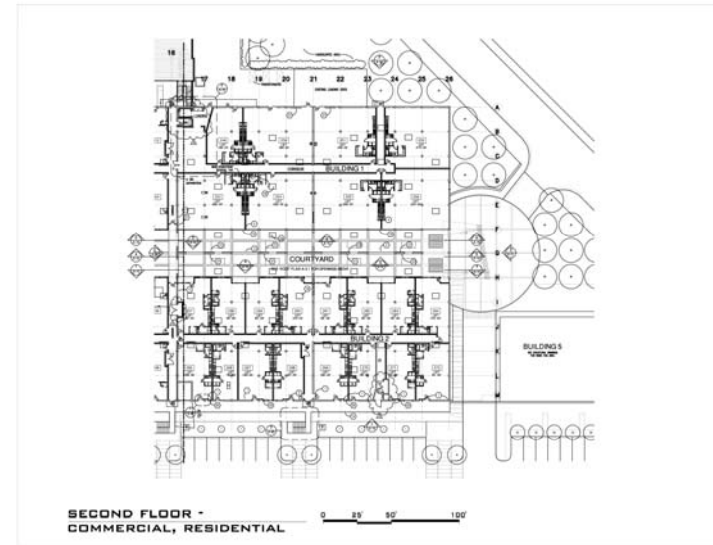
Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

September 21, 2006



Retail / Office



September 21, 2006

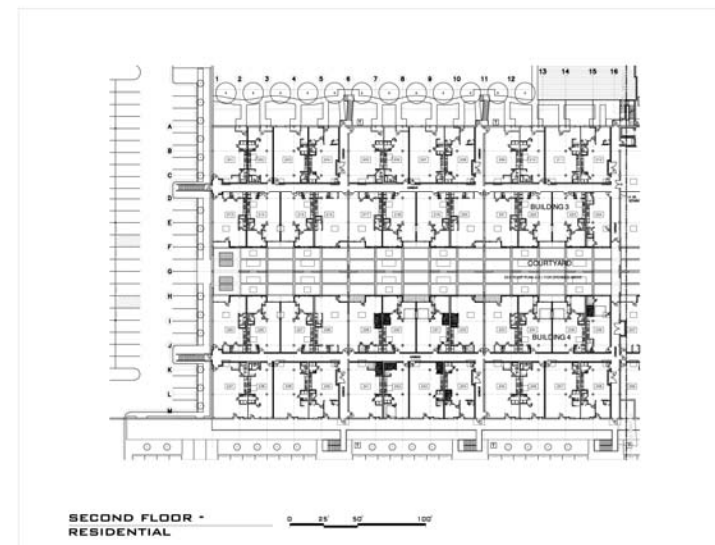
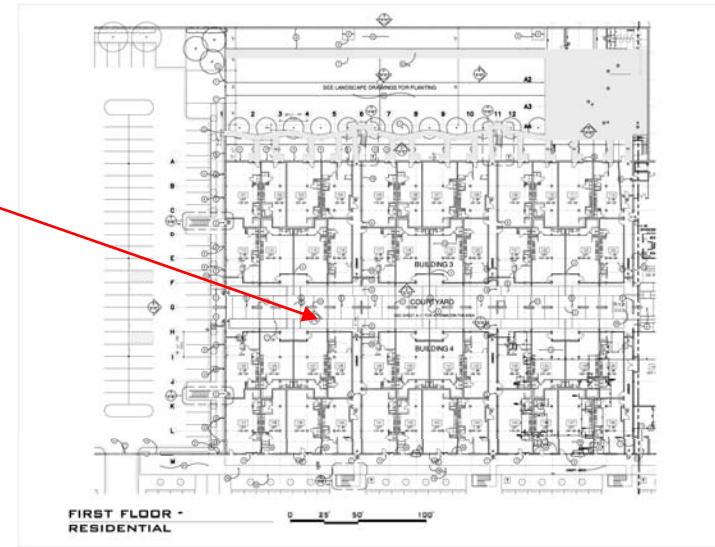
Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

Interior Courtyard

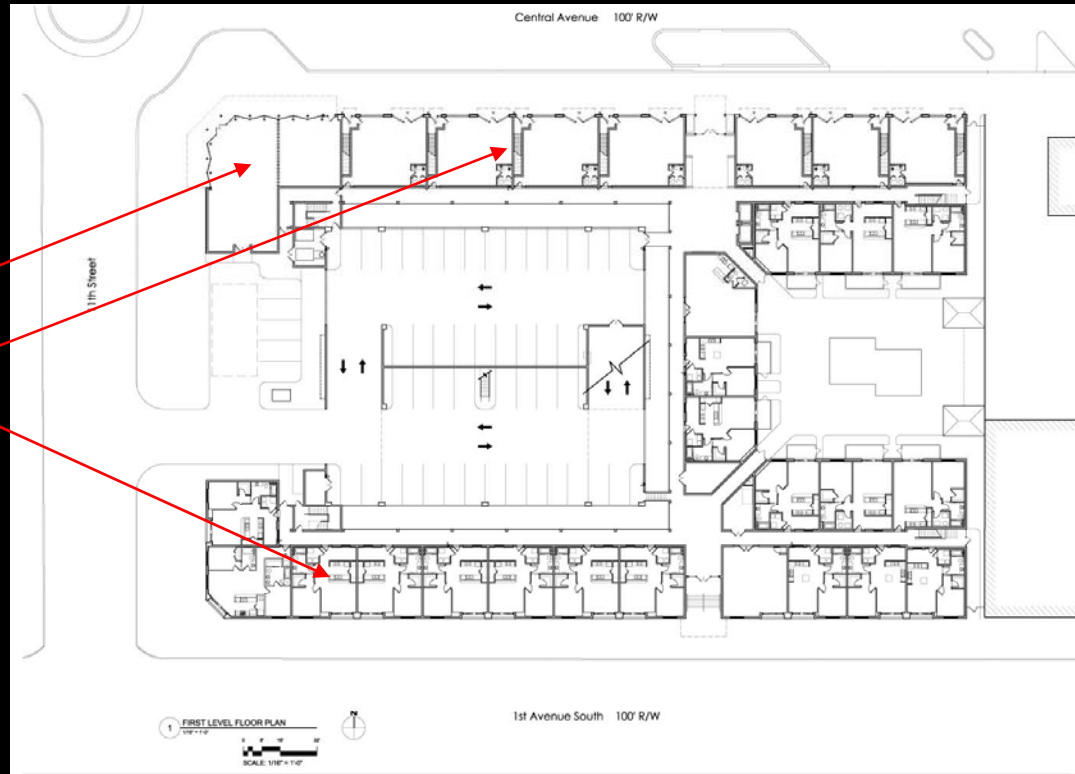


Residential



1010 Central
St. Petersburg, Florida

Restaurant
Retail
Residential



September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

The Edge
St. Petersburg, Florida

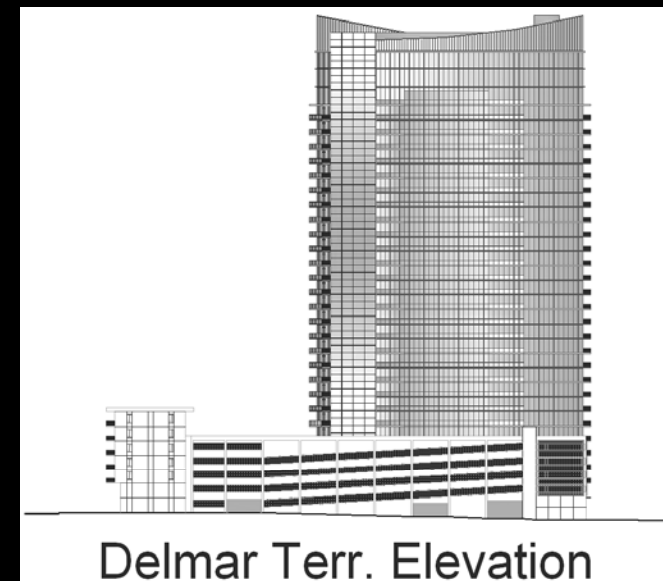
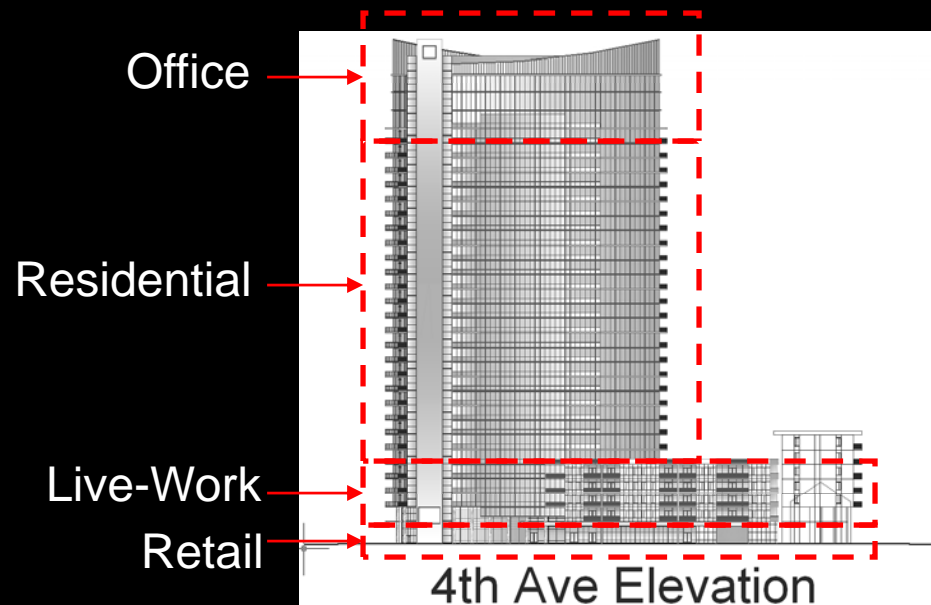
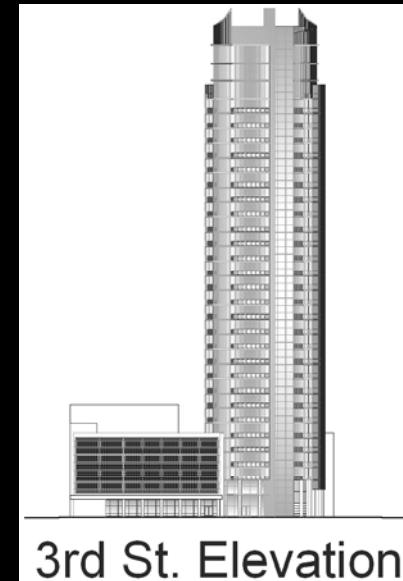


September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

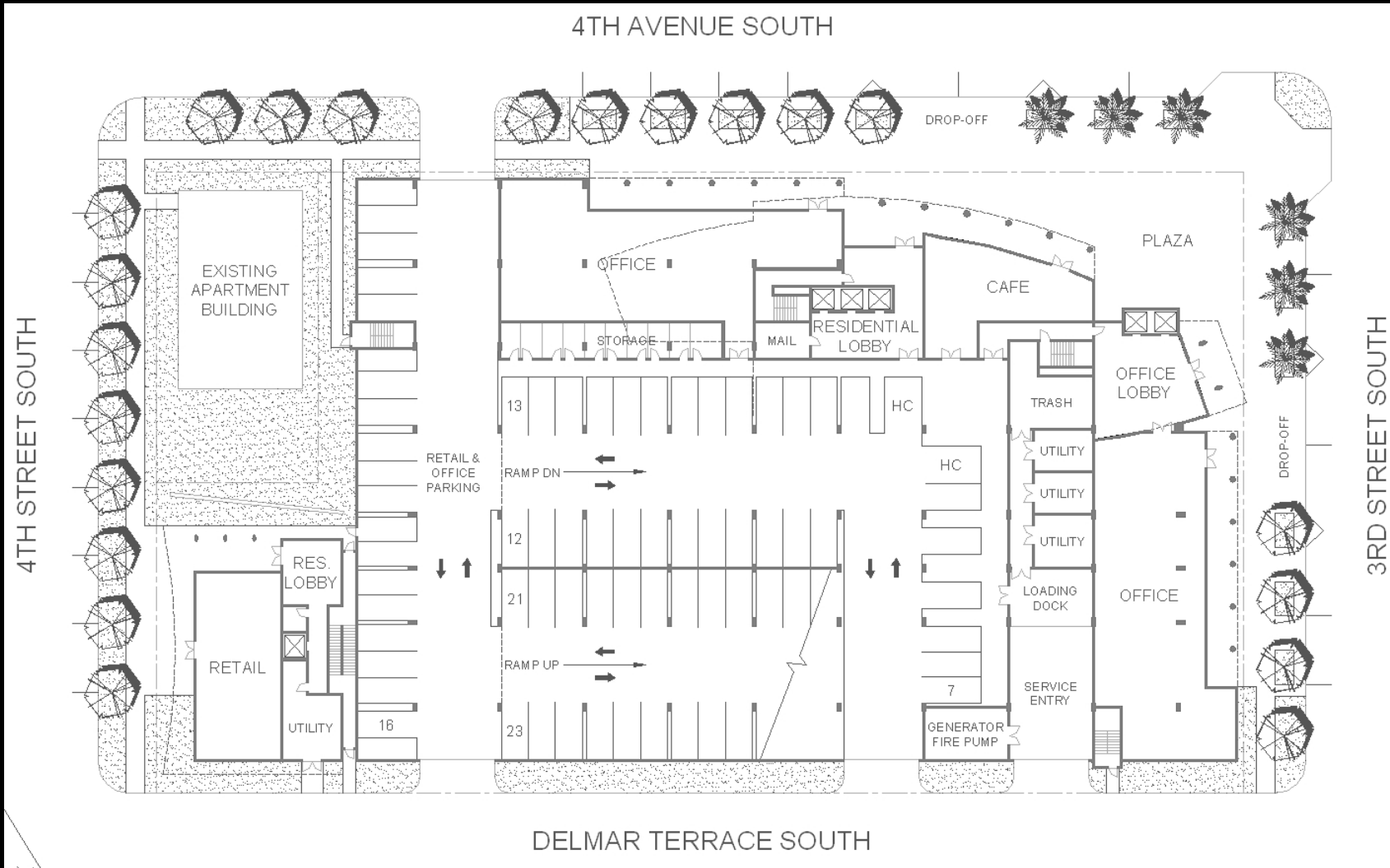
The Edge
St. Petersburg, Florida



September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

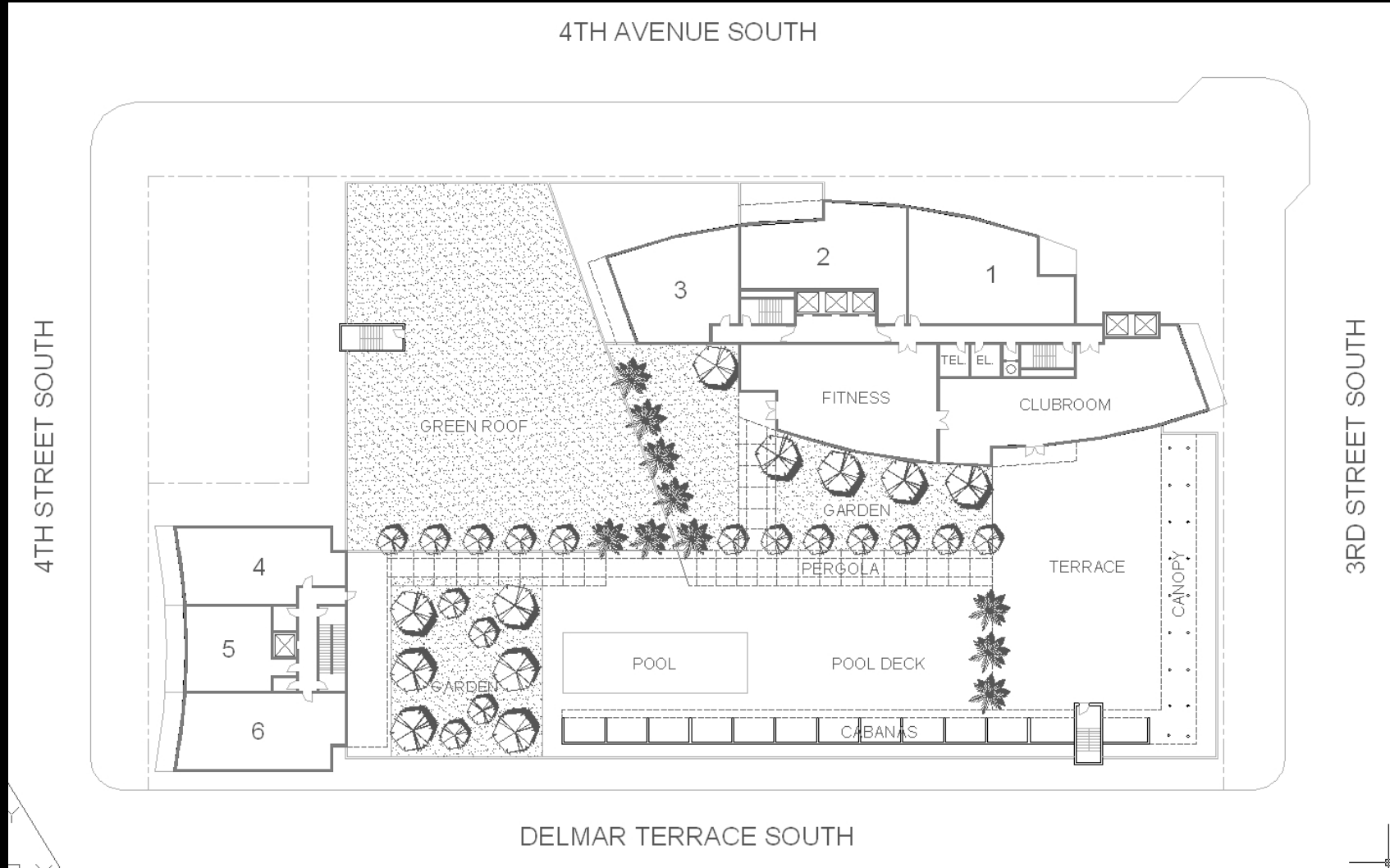
The Edge
St. Petersburg, Florida



September 21, 2006

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix



September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

Residential

Tamarind on Central
St. Petersburg, Florida



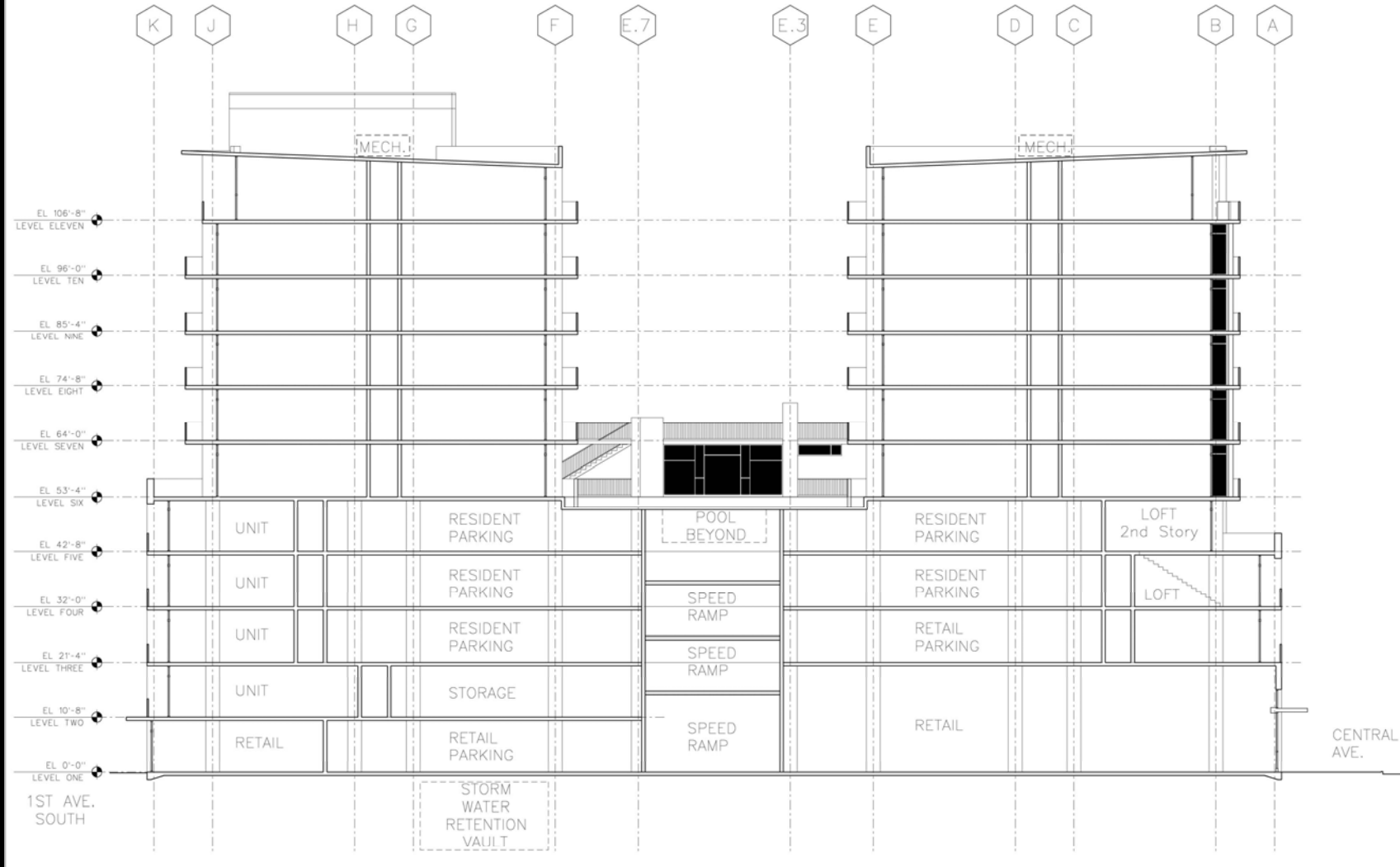
Lobby

Live-Work Lofts
Grocery Store

September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix

Tamarind on Central
St. Petersburg, Florida



Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

September 21, 2006

Tamarind on Central
St. Petersburg, Florida



Grocery Store

Lobby

Parking

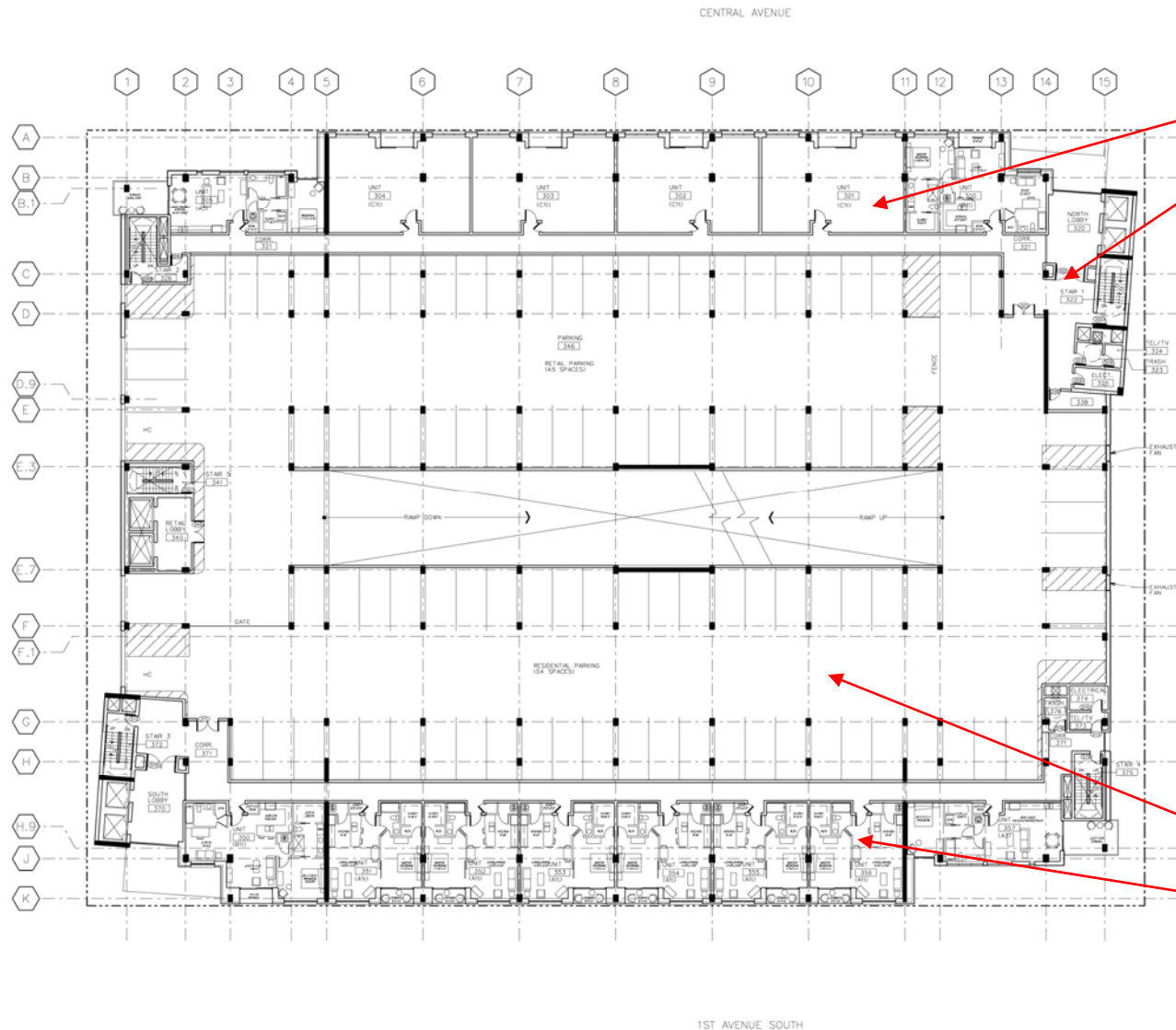
Retail

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

September 21, 2006

Tamarind on Central
St. Petersburg, Florida



Live-Work
Lobby

Parking
Residential

Creating Everyday Neighborhoods

Mixed-Use and Mixed-Income Development: financing and the right mix

September 21, 2006

Tamarind on Central
St. Petersburg, Florida



Residential
Lobby

Amenity
Terrace
Residential

September 21, 2006

Creating Everyday Neighborhoods
Mixed-Use and Mixed-Income Development: financing and the right mix